

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**February 7, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Araiza, Alberdi, Magallon

ABSENT: Mestler and Drake

APPROVAL OF MINUTES: (Araiza/Magallon) (2-0-1-2) approved the minutes of October 18, 2004.

PUBLIC HEARING:

1. DRC-04-64 Jose Mayroquin
387 Moss Street
Chula Vista, CA
Design Review permit to allow the construction of five condominium units on an existing 11,500 sq. ft. lot. One existing unit will be demolished.

Project Manager: Dawn Van Boxtel, Associate Planner

Action: (3-0-0-2) approved as presented. The Committee asked staff to review final plans for permits to address the location of textured paving at the entrance to the project and the proper depiction of the roof structure.

2. DRC-05-25 Fiedler Group
98 Bonita Road
Chula Vista, CA
Design Review permit to allow for construction of a 2,916 s.f. convenience store to site containing existing service station.

Project Manager: Jeff Steichen, Associate Planner

Action: (3-0-0-2) Continued to February 21, 2005

3. DRC-04-59 Mr. Ralph Bwy
971 Fourth Ave.
Chula Vista, CA
Preliminary review of the conversion of a 59-unit apartment project into a 57-unit condominium project, with some remodeling, building additions and landscape improvements.

Project Manager: Ann Pease, Associate Planner

Action: (3-0-0-2) continued to a future date. Not enough information to evaluate the project.

4. DRC-05-07

Shea Homes Limited Partnership
North of Birch Road, between Kestrel Falls Road,
Exploration Falls Drive, Discovery Falls Drive and Eastlake
Parkway.

Design review for the development of 359 condominiums
in Neighborhoods R-24/25 of Village 11 in Otay Ranch.

Project Manager: Harold Phelps, Associate Planner

Action: (3-0-0-2) Approved as presented.

PRELIMINARY REVIEW:

5. PCM-04-18/PCM-04-19

Otay Ranch Village Six
Preliminary review of Otay Ranch Village Six mixed-use &
live-work 157 (60-units affordable) condominium complex.

Project Manager: Harold Phelps, Associate Planner

**Action: None taken. The Committee made the
following comments concerning the project:**

1. **Architecture of buildings facing the corners of
View Parkway and Magdalena should be further
developed.**
2. **When the design comes back to the DRC for
formal review it should be more of a signature
design in context.**
3. **Elevations of building should be from corner to
corner.**
4. **The design of the wall along the corner by the
tot-lot area should be integrated into building
shape.**

ADJOURNMENT:

At 6:00 p.m. to a regular meeting on Monday, February 21,
2005 4:30 p.m. in Council Chambers.